
**Z-2512
CITY OF LAFAYETTE
R1B TO R1U**

**STAFF REPORT
November 15, 2012**



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REQUEST MADE, PROPOSED USE, LOCATION:

The City of Lafayette, who is also the property owner, is seeking a rezone from R1B to R1U for Lot 91 of the Monon Addition (the northwest corner of Monon and North 21st Street). The home that existed on site was demolished in 2009 per the County Assessor's records. This property is commonly known as 2040 Monon Avenue, in Lafayette, Fairfield, Longlois Reserve (S1/2) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property is currently zoned R1B and has been since the earliest zoning maps in Lafayette. The surrounding area is likewise zoned R1B. R2 zoning is located further to the northwest. The area south of Schuyler is zoned R1U; it was rezoned as part of the St. Lawrence/McAllister Neighborhood rezone approved in 2006.

AREA LAND USE PATTERNS:

The lot, located in the Monon Neighborhood, is currently unimproved. Residential uses occupy two of the other three corners. The fourth corner is occupied by a church. The neighborhood, bordered by the railroad, US 52, Schuyler Ave, and Greenbush has not been the subject of a neighborhood plan, nor the area-wide rezoning that generally follows a plan.

TRAFFIC AND TRANSPORTATION:

Monon Avenue and North 21st Street are both classified as urban local roads according to the adopted *Thoroughfare Plan*; our records show no traffic counts have been collected north of Schuyler Ave.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site.

STAFF COMMENTS:

Earlier this year the City of Lafayette purchased this property. The goal of that purchase and this rezone is to encourage infill development of a new single-family home on this site. While the lot meets R1B standards, (The lot width is 50', the minimum lot width required in R1B. Lot area equals 6,250 square feet, and the minimum lot area required is 6,000.) any new construction would likely require variances because of the required setbacks. With a building envelope of only 20' in width, (50' lot width minus 25' N. 21st Street setback and minus the 5' side setback equals 20') the lot's building options are

limited. Also, because of the required 25' front building setback, a house constructed without a front setback variance in the R1B on this site would be set back substantially further than the existing homes along the blockface. When this addition to the city was created the corner lots were not widened to accommodate the additional setback of two frontages required today. If this R1U rezone is approved the site would gain a minimum of 10' of buildable area along both frontages. While R1B zoning requires a 25' setback from both roads; R1U zoning, in keeping with pre-WW II development patterns, has a street setback of 15'. This would create a building envelope of 29' in width (50' lot width minus 15' street setback minus 6' side setback) and would allow a house to be constructed 15' back from the right-of-way in keeping with surrounding houses.

Since the adoption of the zoning ordinance in 1998, staff has been working with different neighborhoods to determine where the urban zoning districts would be most appropriate. The nearby neighborhood plan and rezone of St. Lawrence/McAllister was completed in 2006 with R1U and R2U replacing much of its R1B and R2 zoning. This was done to accommodate the existing development pattern of this established region of the city. This area of Lafayette is inside the urbanized, sewer area boundary; the urban zoning districts were created to fit neighborhoods just like this one, where lots are narrower and buildings are located closer to the sidewalk. While staff would prefer an overall rezone of this neighborhood utilizing our urban zoning districts, the rezoning of this one lot can be supported.

STAFF RECOMMENDATION:

Approval